



Order Filed on August 23, 2019
by Clerk
U.S. Bankruptcy Court
District of New Jersey

UNITED STATES BANKRUPTCY COURT
DISTRICT OF NEW JERSEY
**Caption in Compliance with D.N.J. LBR
9004-2(c)**

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In Re:

RONALD BRODIE,

Debtor.

Case No.: 19-21672/ABA


Hearing Date: 7/12/19 Judge: Altenburg

**CONSENT ORDER AUTHORIZING MODIFICATION
OF ORDER AUTHORIZING SALE OF DEBTOR'S INTEREST IN 810 JOSHUA
COURT, MOORESTOWN, NEW JERSEY FREE AND CLEAR OF ALL LIENS
AND ENCUMBRANCES PURSUANT TO § 363(1) OF THE BANKRUPTCY CODE**

The relief set forth on the following pages, numbered two (2) through four (4) is hereby
ORDERED.

Honorable Andrew B. Altenburg, Jr.
United States Bankruptcy Court

DATED: August 23, 2019



Honorable Andrew B. Altenburg, Jr.
United States Bankruptcy Court

Debtor(s): Ronald Brodie

Caption of Order: **CONSENT ORDER AUTHORIZING MODIFICATION OF ORDER AUTHORIZING SALE OF DEBTOR'S INTEREST IN 810 JOSHUA COURT, MOORESTOWN, NEW JERSEY FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES PURSUANT TO § 363(f) OF THE BANKRUPTCY CODE**

WHEREAS, THIS MATTER was originally opened to the Court by David A. Kasen, Esquire, of Kasen & Kasen, attorneys for the above-named debtor, pursuant to a Motion to Sell Debtor's Interest in 810 Joshua Court, Moorestown, New Jersey Free and Clear of All Liens and Encumbrances Pursuant to § 363(f) of the Bankruptcy Code, and opposition to the Motion having been filed by Landmark Growth Capital Partners, L.P. and Landmark IAM Growth Capital, L.P. and by the United States Trustee and the objections having been resolved; and

WHEREAS, the Court having approved, on July 19, 2019, a Consent Order (the "Consent Order") authorizing sale of Debtor's interest in 810 Joshua Court, Moorestown, New Jersey (the "Moorestown Property") free and clear of all liens and encumbrances pursuant to § 363 of the Bankruptcy Code; and

WHEREAS, the Debtor, and his wife Patricia J. Brodie (collectively, "Sellers") entered into an Agreement of Sale dated April 17, 2019 (the "Agreement of Sale") to sell the Moorestown Property to William Richard Smith and Stephanie Smith (collectively, "Buyers"). Thereafter, the Buyers made an earnest money deposit in the amount of Ten Thousand Dollars (the "Deposit") pursuant to the Agreement of Sale. The Deposit is being held by Weichert, Realtors; and

WHEREAS, the Sellers and Buyers have: (i) determined that the Agreement of Sale cannot be consummated and that the Agreement should be terminated; and (ii) executed the Release to the Contract for Sale and Release of Earnest Money Deposit (the "Release"), attached hereto as Exhibit A, providing for the termination of the Agreement of Sale and return of the Deposit to the Buyers;

Debtor(s): Ronald Brodie

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WHEREAS, the termination of the Agreement of Sale will enable the Sellers to pursue a sale with a new buyer and, all parties to the Consent Order, as well as the Buyers, have approved this Consent Order.

IT IS HEREBY ORDERED that the Release is hereby approved.

IT IS FURTHER ORDERED that the Deposit shall be returned to the Buyers in accordance with the Release.

IT IS FURTHER ORDERED that with the exception of the foregoing provisions, all other terms of the Consent Order shall remain in full force and effect.

We hereby consent to the form and entry of the within Consent Order.

KASEN & KASEN, Attorneys for Ronald Brodie, Debtor

/s/ David A. Kasen

By: DAVID A. KASEN, ESQ.

/s/ Patricia Brodie

By: PATRICIA BRODIE

/s/ Stephanie Smith

Stephanie Smith

/s/ William Richard Smith

William Richard Smith

Debtor(s): Ronald Brodie

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NEHMAD PERILLO DAVIS AND GOLDSTEIN, Attorneys for 2EE, LLC

/s/ Eric S. Goldstein

By: ERIC S. GOLDSTEIN, ESQ.

SCARINCI & HOLLENBECK, Attorneys for Landmark Growth Capital Partners, L.P. and Landmark IAM Growth Capital, L.P.

/s/ Joel R. Glucksman

By: JOEL R. GLUCKSMAN, ESQ.